

Boundary

Front 6700
Side 2240

Existing rear facing dormer roof extension

10,340
TO N° 27

Box-utter

Existing single storey conservatory with a rear

Boundary on side
Rear 19,000

Existing detached domestic garage to rear with a rear

Rear boundary

Address:

N° 25 Sunningdale Ave,

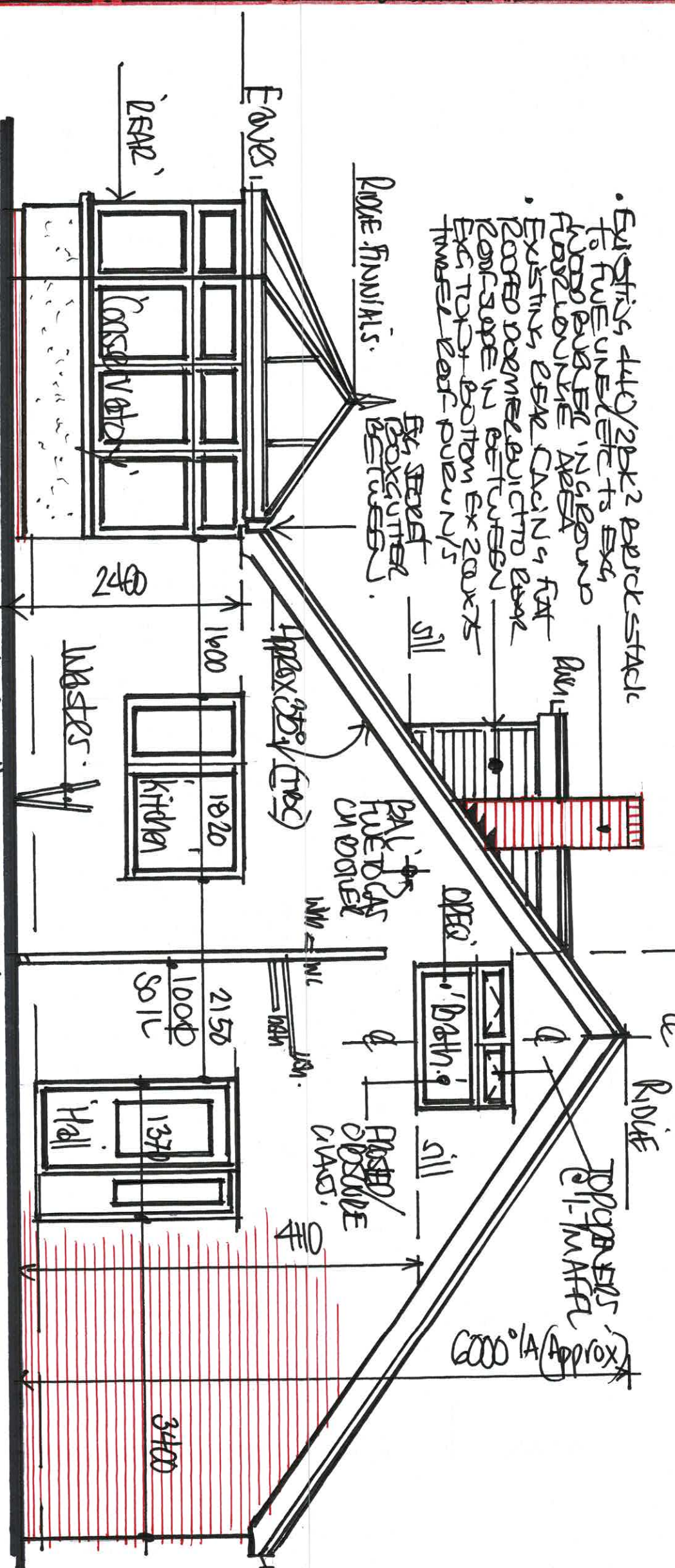
Radcliffe,

M/c, M26 3NJ.

April 2024

Existing materials

- Original concrete pitched internal roof with sections approx 35° du-pitched roof slope. Scaff-box structure with a conservatory roof with a pitched beam & joists original roof
- Pitched roof with a dormer extension
- Plastic facing bricks to original house and most of the roof with a conservatory and a rear extension with a plastic up-c dormer window, and a rear extension with a plastic up-c dormer window.
- Up-c white painted/plastic door and window frames.
- Windows/sections, doors, sports @ eaves to a nominal 16mm soft-pitched - white up-c roof rods and a casto pipe for painted and box up-c white rainwater gutter, down-spouts etc....



1:50 EXC. BLOCK PLAN

D R A N° 1

1:50 EXISTING "REAR" ELEVATION

BOUNDARY TO N° 27

3100 (DORMER EX)

RIDGE

4402 EX, BRICK STACK TO RISE UNDER TO WOOD BURNER. EXISTING REAR DORMER THAT ROOFED DORMER

Bed 3

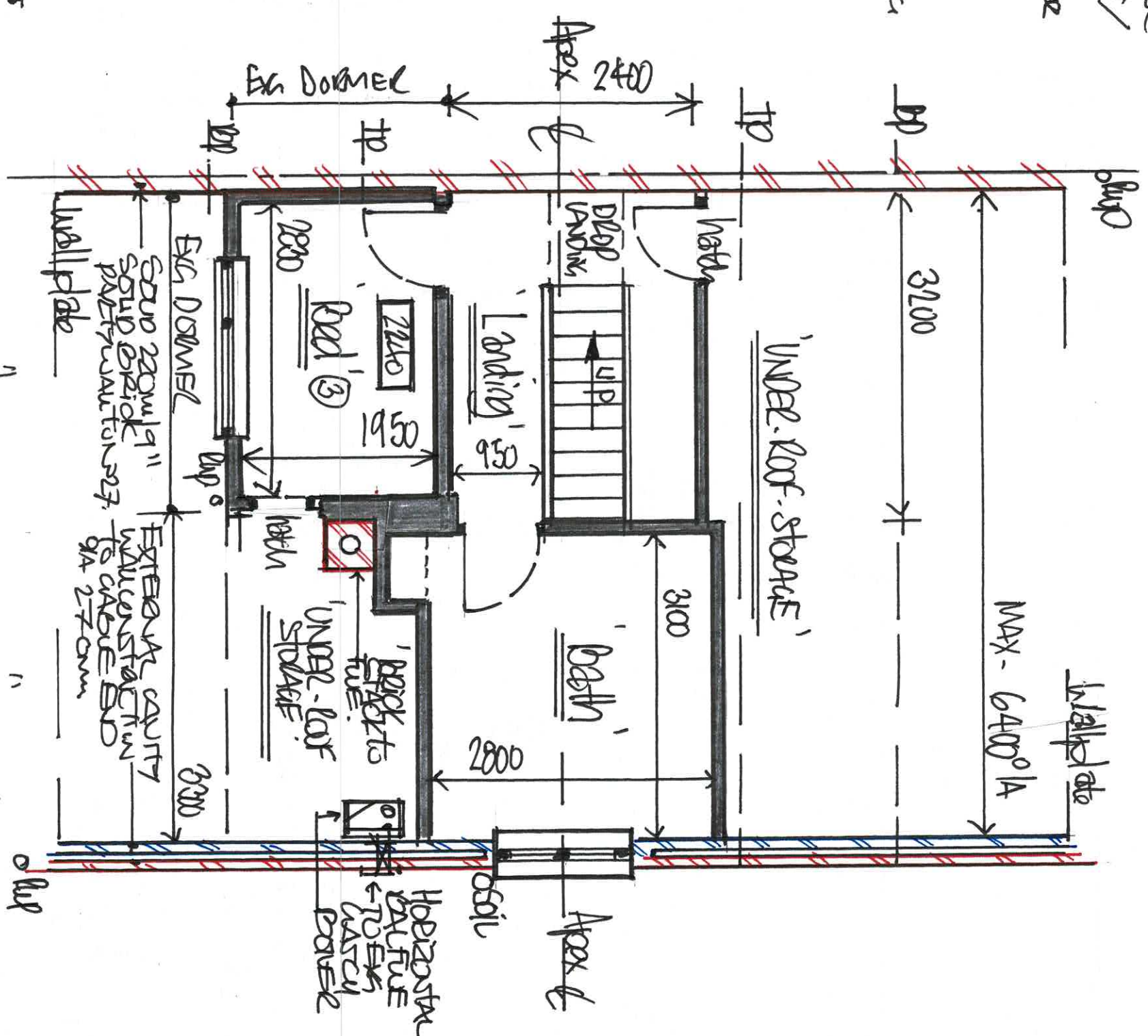
Conservatory

200 STEP

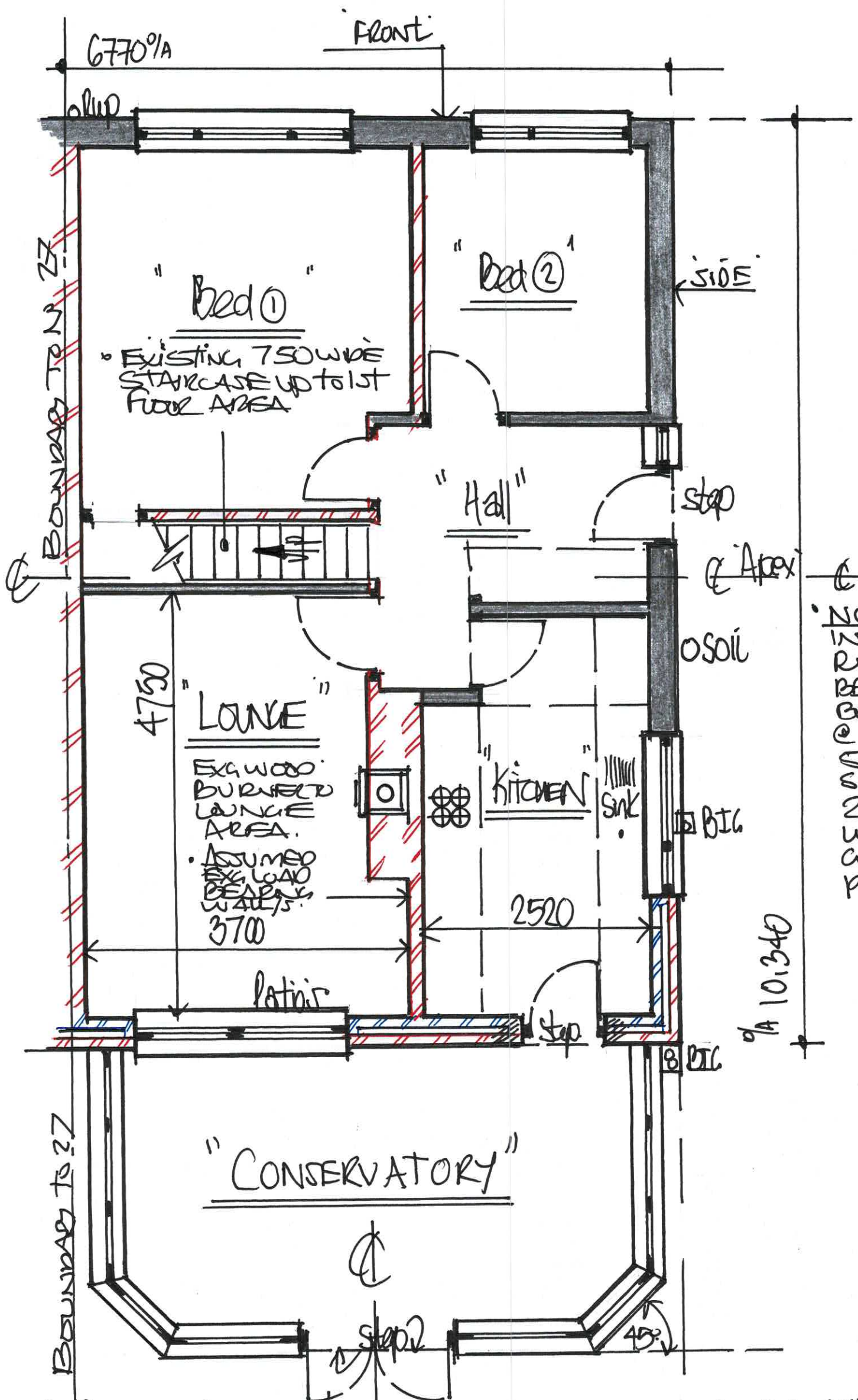
Eaves

BOUNDARY TO N° 23

RIDGE



1:50 EXG 1ST F LOOK. PLAN

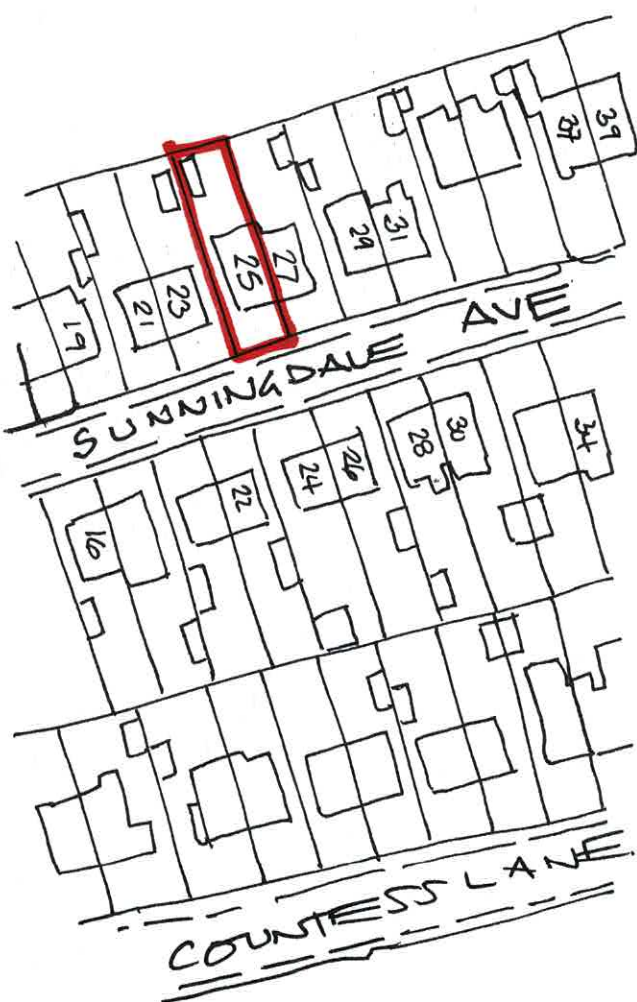


SITE DRAINAGE: AGE OF PROPERTY AND OBSERVATIONS MADE @ TIME OF SURVEY (April 2026) WOULD SUGGEST THAT A COMBINED SYSTEM OFFW/SW EXISTS ON SITE AND ANY ADDITIONAL /NEW DRAINAGE WORKS SHALL RESPECT COMBINED SYSTEM WITH ALL WORKS TO BE CARRIED OUT TO FULL SATISFACTION AND APPROVALS OF LABCO ON SITE REGARDLESS INC NEW UPVC /PMD-DOWNSPOUTS FROM DORMER FAT ROOF CONNECTED UP TO EXG SW ETC....

1:50 EXISTING "G.FLOOR." PLAN

D R G N°

3



1:1250 "SITE - LOCATION" - PLAN.

Address:-

No 25 Sunningdale Ave,

Radcliffe,

Manchester,

M26 3NJ.

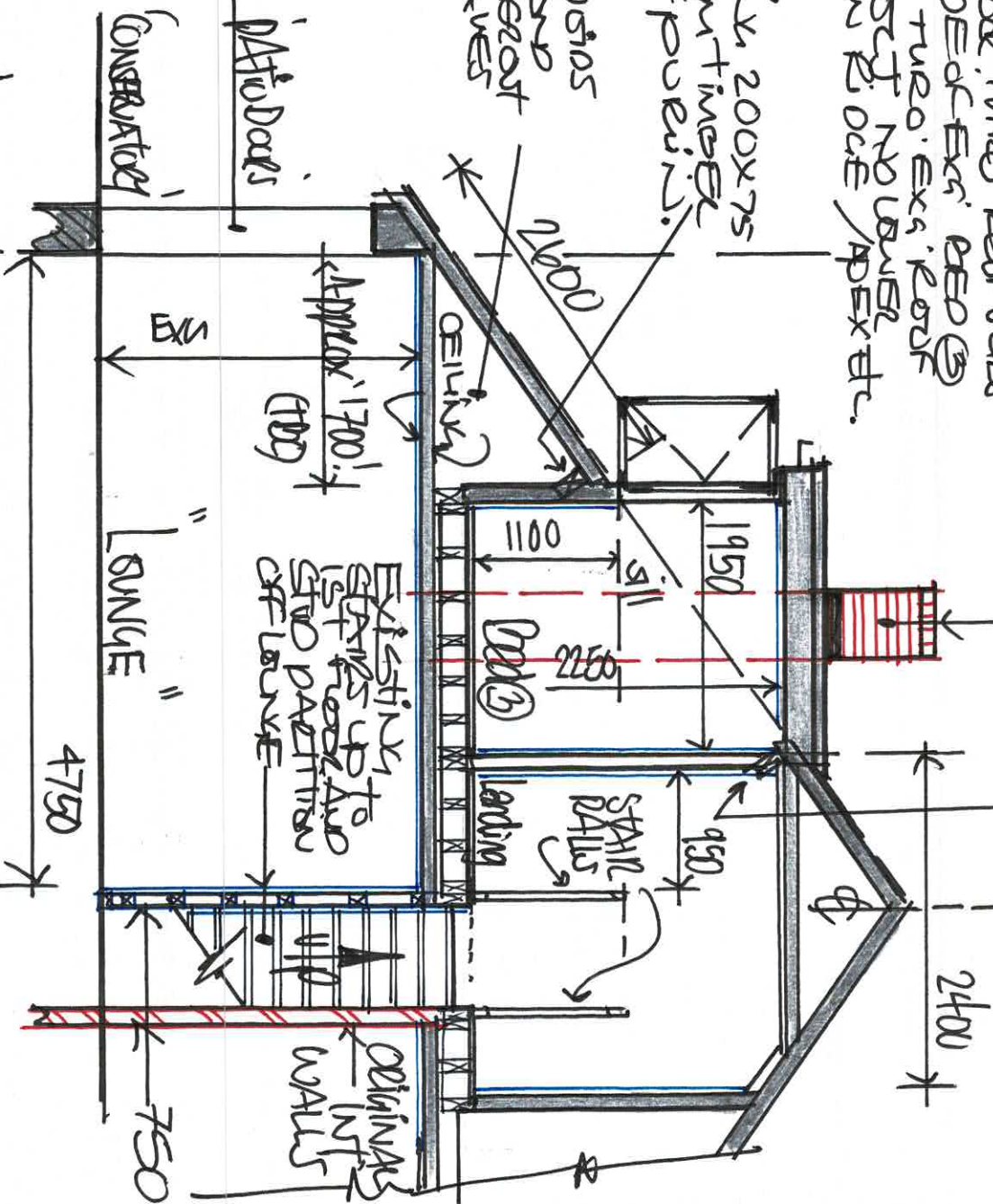
April 2016.

DR 4 N: 4

Existing 4400² so brick chimney stack which projects up from wood busses to insure on g. floor. Two roof voids to side of ex. bed ③ and two ex. roof voids. NO LOWER FLOOR etc.

Existing 200x75 bottom timber roof purlins.

Roof voids between bottom roof purlins



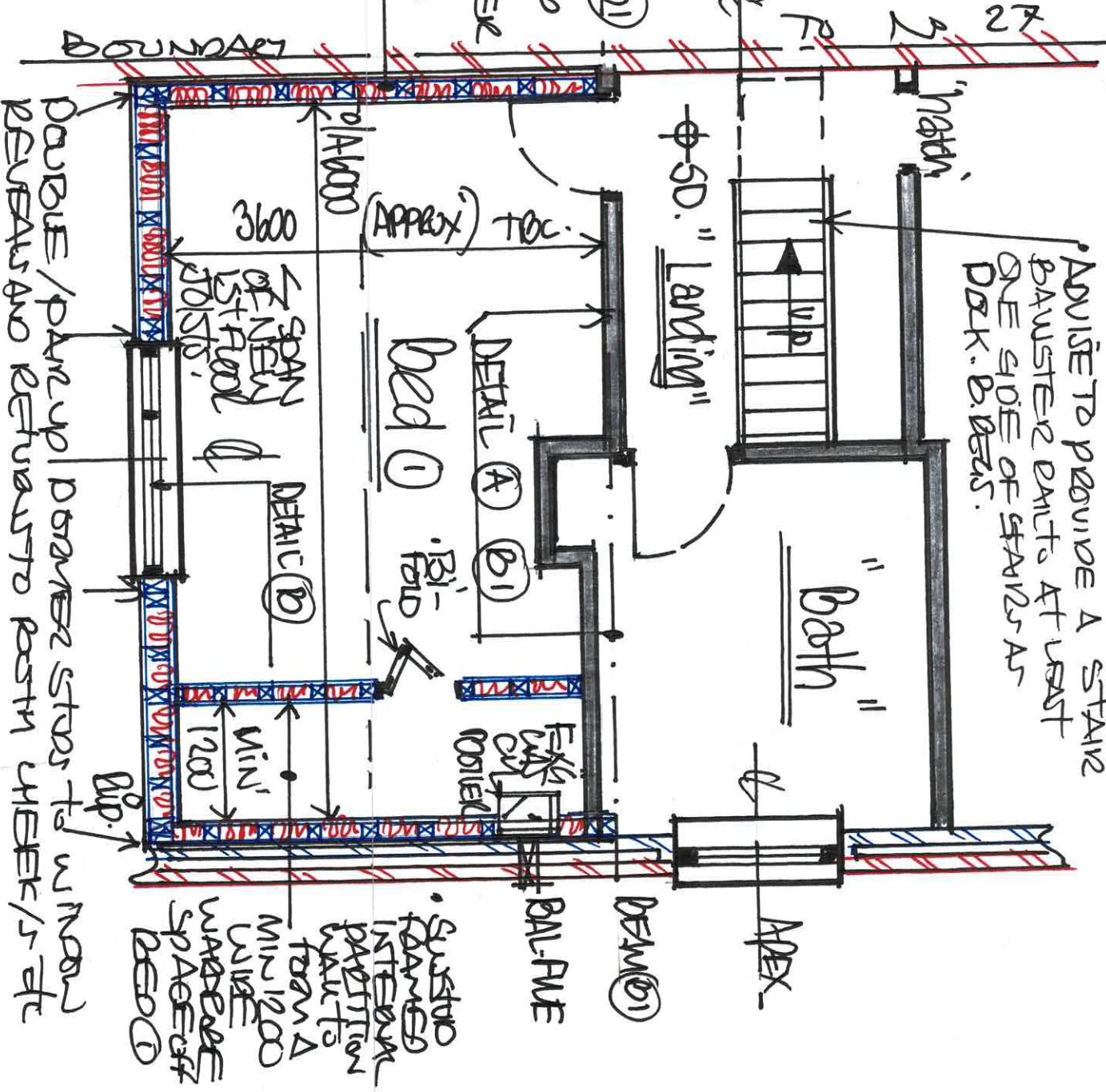
"NOTE"

As advised by applicants, the existing suspended timber 1st floor is supported on two timber floor joists spanning stone to side from where wall to party wall to No 27 over internal wall bedrock wall and floor between kitchen and lounge areas.

1:50 "PART" SECTION - MKO' SIDE (EXISTING)

SMOKE DEFECTOR (S)

- SMOKE DETECTORS (P 3)
ALSO AS BEST PRACTICE INSTALL A SERIES OF CEILING
MOUNTED, AUTOMATED AND INTERLINKED SMOKE ALARM
DETECTORS (P 50) LOCATED IN HALLWAY ON G. FLOOR AND
LANDING TOP OF STAIRS - ALL TO BE WITHIN 3m OF BEDROOM
TO BE SEPARATED W/ SCREEN AND MAINS W/ WIRE TO
ELECTRIC POWER SUPPLIES TO BS 5839. PT. 6 AND
P. 825 DR B1 PARA 1.14 to 1.24 etc



1:50 PROPOSED "1st FLOOR PLAN"

- DOUBLE / pair up | Double stops to win more
REWARDS and RETURN to POSTH CHECK/5 etc

